



## Property Description

Discover the perfect blend of convenience and comfort with this semi-detached home, ideally located close to the town centre. Featuring a spacious double garage complete with an office and private access, this property is perfect for both work and leisure. Enjoy the warmth of gas central heating and the benefits of UPVC double glazing throughout. The inviting entrance hall leads to a generous lounge and a separate dining room, while the extended kitchen and breakfast area provide ample space for family gatherings. With three well-proportioned bedrooms and a family bathroom, this home is designed for modern living. The front and rear gardens offer outdoor space for relaxation, and with rear access and no chain, this property is ready for you to move in and make it your own.







**Lounge** 3.33m x 3.16m (10' 11" x 10' 4")

having uPVC double glazed bay window to front aspect, ceiling light point, radiator, decorative cast iron fireplace.

**Dining Room** 3.70m x 3.46m (12' 2" x 11' 4")

having ceiling light point, radiator, bare wood flooring, decorative cast iron fireplace and French doors to...

**L Shaped Kitchen/Breakfast Room**

having uPVC double glazed window to side and rear aspects, uPVC double glazed patio doors to rear, light points, radiator, range of matching wall and base units with work surfaces over, plumbing for automatic washing machine, electric cooker point, extractor hood, single bowl drainer sink with mixer taps. Part uPVC double glazed door to side.

**Landing**

having uPVC double glazed window to side aspect, ceiling light point, loft access.

**Bedroom One** 3.71m x 2.89m (12' 2" x 9' 6")

having uPVC double glazed window to rear aspect, ceiling light point, radiator and range of bedroom furniture.

**Bedroom Two** 3.31m x 2.87m (10' 10" x 9' 5")

having uPVC double glazed bay window to front aspect, ceiling light point, radiator and range of bedroom furniture.

**Bedroom Three (Former Bathroom)** 2.27m x 1.92m (7' 5" x 6' 4") Max

having uPVC double glazed window to front aspect, ceiling light point, radiator.

**Bathroom (Former Bedroom Three)** 2.75m x 1.90m (9' x 6' 3")

having uPVC double glazed window to rear aspect, ceiling light point, radiator and three piece suite comprising low level flush wc, wash hand basin and side panelled bath with electric shower over.

**Outside**

Paving & pebbles to front with gated access to side. Full width imprinted concrete patio with steps down to lawn, external power and borders.

**Double Garage/Workshop** 6.77m x 6.20m (22' 3" x 20' 4")

having light and power on own fuse board, built in office and up & over door to front.

GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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38 Trinity Vicarage Road  
HINCKLEY  
LE10 0BX

Energy rating

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Valid until

17 July 2034

Certificate number

9682-3025-3203-2314-8200

